

NO ONWARD CHAIN. Beautifully presented, modern Park Home in Wickham Court, North Boarhunt with Ensuite Facility, Off Road Parking, Private Garden, Excellent Communal Facilities including Indoor and Outdoor Swimming Pools, Gym, Jacuzzi, and Club House.

The Accommodation Comprises:-
Double opening doors into:

Entrance Vestibule:- 6' 6" x 4' 3" (1.98m x 1.29m)
Door into:

Lounge:- 14' 4" x 12' (4.37m x 3.65m)
Windows to front and side elevations, radiator, fireplace, door to:

Study:- 5' 2" x 4' 3" (1.57m x 1.29m)
Window to front, radiator, shelves.

Kitchen/Dining Room:- 19' x 11' 1" (5.79m x 3.38m)
Windows to side elevations, glazed door to side, range of base and eye level units, radiator, fridge freezer, oven, hob, dishwasher, washing machine, water softner.

Inner Hallway:-
Doors to bedrooms and bathroom.

Bedroom 1:- 10' 8" x 9' 2" (3.25m x 2.79m) Maximum Measurements
Window, radiator, mirror fronted sliding door to wardrobe, door to:

Ensuite Shower Room:- 6' 3" x 6' 1" (1.90m x 1.85m)
Window to side, close coupled WC, wash hand basin, shower, extractor, chrome heated towel rail.

Bedroom 2:- 10' x 9' 2" (3.05m x 2.79m)
Window to side elevation, radiator, fitted cupboard.

Bathroom:- 6' 4" x 6' 1" (1.93m x 1.85m)
Window to side, wash hand basin, close coupled WC, partly tiled, bath with shower over.

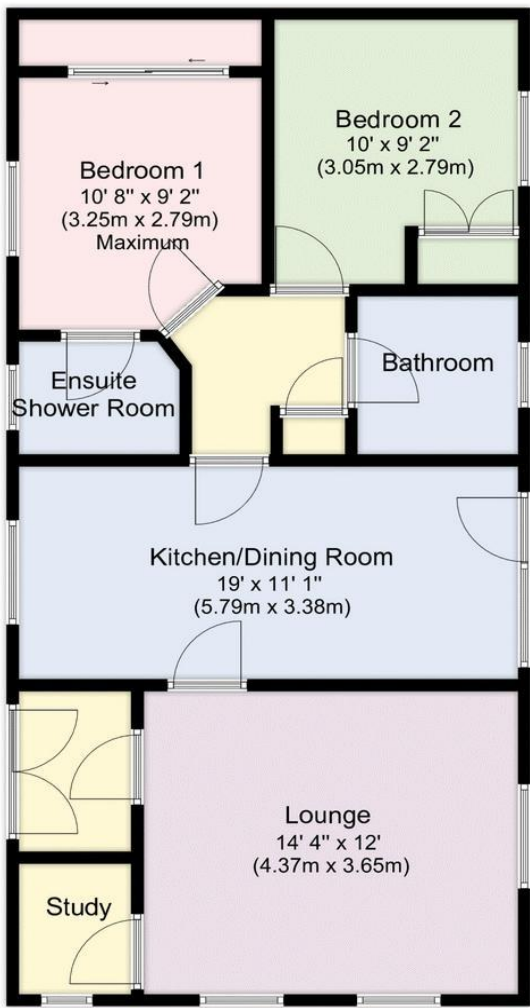
Outside:-
Garden with astro turf, patio area, shed with power connected, off road parking.

Wickham Court
Wickham Court epitomises Park Life Style with excellent recreational facilities to enjoy within its fabulous 11 acre setting, including indoor and outdoor swimming pools, gymnasium, jacuzzi and club house.

Nota Bene
Council Tax Band: - Winchester City Council. Tax Band A
Tenure: - Residential Licence> Maintenance £213 per month
Property Type: - Park Home
Electricity Supply: - Mains
Gas Supply: - Regularly replenished container
Water Supply: - Mains
Sewerage: - Mains with Site Septic Tank
Heating: - Central Heating
Broadband - Available download speed for this Postcode of 1000MB:
Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has information as provided by current vendor





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£285,000

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